



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday January 16, 2013

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### UPCOMING MEETINGS

#### **Planning Commission Meetings/Workshops**

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Board of Appeals-Thursdays, January 24, 2013  
Meeting @ 7:00 PM

#### **Contact**

*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plans, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
	<b><u>1:00 P.M.</u></b>	

- |  |                      |
|--|----------------------|
| 1. <b><u>MINUTES TO APPROVE</u></b>              | <b>DECISION</b>      |
| 2. <b><u>PLANNING COMMISSION COMMENTS</u></b>    | <b>INFORMATIONAL</b> |
| 3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b> | <b>INFORMATIONAL</b> |

*The following agenda item was added (taken from the January 9<sup>th</sup> meeting):*

4. **FALL 2012 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS** **FINDING OF CONSISTENCY**

The Planning Commission will hear the following [cases](#) to determine consistency with the Comprehensive Plan.

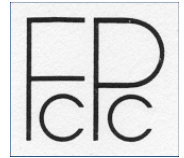
- a) Case WS-12-08 Frall Developers, Inc.  
Tax Map 79, Parcel 9. Account# 09-263594. Yeagertown Road  
Requesting reclassification of 34 acres from W-4, S-4 to W-3, S-3. (Supply to Barren)  
Comp. Plan: LDR. Zoning: R-1
- b) Case WS-12-09 Monocacy Ventures  
Tax Map 88, part of Parcels 24, 44, 45. Account# 09-246320, 09-246339, 09-260692. West side of Ed McClain Road, south of Bush Creek (Landsdale PUD)  
Requesting reclassification of 379+/- acres from W-4, S-4 to W-3, S-3. Comp. Plan: LDR. Zoning: PUD
- c) Case WS-12-10 Baker Park East, LLC  
Tax Map 67, Parcel 14. Account# 02-167905. NW side of Gas House Pike within the City of Frederick (Nicodemus farm)  
Requesting reclassification of 64 acres from W-5 and W-4 to W-3 and from S-5 and S-4 to S-3. City Comp. Plan: MDR. City Zoning: R-12.  
*Tim Goodfellow, Principal Planner*

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#### 5. COMBINED PRELIMINARY FINAL PLAT

DECISION

- a) Harding Farm Lot 8, Section 5 - The Applicant is requesting major subdivision approval to re-subdivide the existing 50.06 acre Lot 1R into one (1) new 2.001 acre Lot 8. Located at 5616 Spectrum Drive, south of Lowe's Lane. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187.  
S538, AP #13115, APFO 12933  
*Tolson DeSa, Principal Planner*

#### 6. SITE PLAN

DECISION

- a) BJ's Restaurant-FSK Mall - The Applicant is requesting site plan approval for 10,642 square foot restaurant, on a 2.001-acre site. Located at 5616 Spectrum Drive, south of Lowe's Lane. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 187.  
SP 74-01, SITE AP #12931, APFO 12933 & FRO 12934  
*Tolson DeSa-Principal Planner*

#### 7. BRIEFINGS

INFORMATIONAL

- a) Westview South MXD(R-00-02 (A)) - The application is to amend the Phase I Plan for the Westview South MXD, to include a residential component with 615 dwellings, and to rezone an additional 9.33 acres from Limited Industrial (LI) to Mixed Use Development (MXD). of Frederick Planning Region  
*John Dimitriou, Principal Planner*
- b) Oakdale (Lake Linganore) PUD (R-12-01) - The application is a request to rezone 950.4 acres from Agricultural (A) and Resource Conservation (RC) to Planned Unit Development (PUD) for development of 1,735 dwelling units. Staff will also present a brief history on the entire Eaglehead-on-the-Lakes (aka Lake Linganore) PUD. New Market Planning Region  
*Tim Goodfellow, Principal Planner*
- c) Monrovia Town Center PUD(R-12-02) - Applicant requests the rezoning of 457.3 acres, located east of Ed McClain Road and north of MD 80 at its intersection with MD 75, from Agricultural (A) to Planned Unit Development (PUD). The Applicant seeks Phase I approval for the development 1,510 dwelling units. Urbana Planning Region  
*Denis Superczynski, Principal Planner*